

February 24 , 2015
Approved Minutes

Members in Attendance:

Pamela Heidell, Chairman
Suzanne Rivitz
Walter Fey
Christian Klein

Docket #3466, Bernard and Kathleen Ryan of 39 Highland Avenue introduced themselves and were also represented by attorney Robert Annese who spoke on their behalf. Mr. Ryan is requesting a special permit to construct a large addition and parking on their two family residential home. At the May 13, 2014 hearing the applicant and their attorney described their project, and the desire to provide more living space for the applicants family including space for the applicants mother. The plans included retention of an existing driveway, elimination of an existing garage, a new curb cut leading to a new driveway, and construction of an addition of similar height as the existing home. The board raised some concerns about the large mass of the proposed structure and the incompatibility with the neighborhood. The board suggested that the addition be smaller. They also had some concern regarding the garage, the double driveway, and open space requirements. The requested details on landscaping, 3-D drawings, and additional information on the basement layout. There were several abutters present at this meeting where they testified against the proposed addition, they had concerns about the mass of the structure and that it was not in harmony with the neighborhood. The applicant requested that the hearing be continued .

The continuance was held on February 24, 2015. The applicant was present with Arch Horst of Black River Architects and Robert Annese, Attorney. They described the revised project and plans, where it was noted that the design intent was to address the massing concerns previously raised and to develop a pleasing addition that would accommodate the applicants family and mother. The applicant and representatives indicated that maintaining a fire separation wall between the two units would be addressed, the "kitchenette" on the proposed plans would never contain a stove, the retaining wall on either side of the driveway would be no higher than 36 inches within four feet of the curb, and there would be no parking in the front. At the close of the hearing the board unanimously approved their request for a special permit with special conditions.